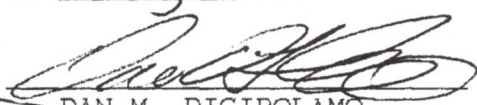
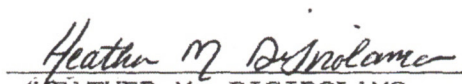


QUITCLAIM DEED WITH COVENANT

DAN M. DIGIROLAMO and HEATHER M. DIGIROLAMO, both of Waterville, Kennebec County, Maine, for consideration paid, GRANT to BERNARD J. BOISVERT and BONNIE D. BOISVERT, P.O. Box 1099, Southwest Harbor, ME 04679, with quitclaim covenant as joint tenants, the land together with the buildings and improvements thereon situated in Southwest Harbor, Hancock County, Maine, bounded and described in EXHIBIT A attached hereto and made a part hereof.

WITNESS our hands this 19th day of January 2010.


DAN M. DIGIROLAMO

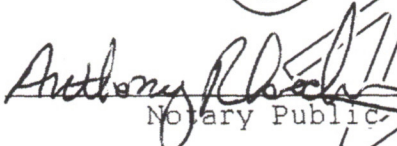

HEATHER M. DIGIROLAMO

STATE OF MAINE
COUNTY OF KENNEBEC

Date: 1/19, 2010

Personally appeared the above-named Dan M. DiGirolamo and Heather M. Digirolamo and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public

Printed Name of Notary

ANTHONY RHOADES
Notary Public, Maine
My Commission Expires November 6, 2015

MAINE REAL ESTATE
TRANSFER TAX PAID

SEAL

EXHIBIT A

A certain lot or parcel of land together with any buildings and improvements thereon, situated in Southwest Harbor, County of Hancock, State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in Southwest Harbor, Hancock County Maine, bounded and described in the deed from Derek L. Phillips and Klaske Muizelaar to Ron Sigal dated September 12, 1995 and recorded in Book 2449, Page 009 of the Hancock County, Maine, Registry of Deeds as follows, to wit:

"Beginning at an iron pin driven in the ground in the westerly side of the town road on Freemans Hill. Said iron pin marks the northeasterly corner of Lot No. 16 as shown on a plan of property of Kenneth and Meredith Hutchins at Southwest Harbor, Maine, by A. B. Herrick and Sons. Thence south eighty degrees and two minutes west and following the northerly line of Lot No. 16 one hundred ninety-eight and one tenth feet to an iron pin driven in the ground in the easterly line of land of Kenneth and Meredith Hutchins. Thence north nine degrees and fifty eight minutes west and following the easterly line of land of Kenneth and Meredith Hutchins two hundred feet to an iron pin driven in the ground. Thence north eighty degrees and two minutes east and following the southerly line of land of Lot No. 14, two hundred feet to an iron pin driven in the ground in the westerly side of the Town Road. Thence south ten degrees and fifty six minutes east and following the westerly line of the Town Road Two Hundred feet to the point of beginning and containing 0.918 Acres. Being Lot No. 15.

"The grantees herein, for themselves, their heirs and assigns, by acceptance of this deed of conveyance, and in consideration of the premises, covenant and agree with the grantor, his heirs and assigns that they will not permit the premises to be used for any house trailers and will not make any sub-division of said lot without first offering same to Kenneth Hutchins, and that they will not construct on the premises herein conveyed, any buildings with the necessary and convenient other buildings to serve a homestead at accost less than \$8000.00."

DiGirolamo.D118

②

Ret: G. Kesaris L.O.